



## Mousehole Forge, Off Stannington Road, Malin Bridge, Sheffield, S6 5FF



Price guide **£550,000 to £575,000**

PRICE GUIDE £550,000-£575,000 **\*\*NO CHAIN\*\***A HIDDEN GEM STEEPED IN HISTORY\*\* SITUATED IN THIS HIDDEN BACKWATER LOCATION AND HAVING BEEN PAINSTAKINGLY REBUILT by the previous owner with no expense spared on the build but now in need of some internal modernisation. The property is set in large grounds with the remains of Mousehole Forge. This Grade II listed building has gas central heating and mains drainage via an electric pump. The accommodation briefly comprises: reception hall, well proportioned lounge, sitting room, large kitchen with breakfast room off with the original William Bagnall, Shalesmoor Foundry, Sheffield cast iron range oven with open grate. Good sized utility room. Upstairs: four excellent double bedrooms and a large family bathroom. Outside: Set in wonderful grounds with an impressive entrance with electric gates. Two substantial outbuildings with scope for numerous uses including residential, workshops, annexes etc subject to the necessary planning consents. The grounds are steeped in history with the remains of the old forge and waterways which connect via tunnels to the river. Large stone patios and parking for numerous cars. Gated access to a substantial garage. Beautiful walks within the Rivelin Valley within a few hundred yards. EPC rating F.





## THE ACCOMMODATION COMPRISES

An entrance door with peephole opens into the

### ENTRANCE HALL

3.800m x 3.253m (12'6" x 10'8")

With feature wood panelling with delft display rack. Central heating radiator. To the chimney breast there is a wooden fire surround with carved anvil and mouse with inset cast iron fireplace, inset living flame gas fire and a stone hearth. Quality wooden staircase. Georgian style window with panelling.

A panelled door opens to the

### KITCHEN

4.044m x 3.643m (13'3" x 11'11")

With a range of wall, base and drawer units in oak with quarry tiled work surfaces over incorporating a stainless steel double sink with drainer. Integrated oven, four ring hob and extractor hood. Quarry tiled flooring. Beams to the ceiling. Deep Georgian style window to the rear. A panelled door with glazed panel above to the rear. There is an opening through into the



### BREAKFAST ROOM/DINING ROOM

4.612m x 3.198m (15'1" x 10'6")

Having a Georgian style double glazed window with deep windowsill. Quarry tiled flooring. Central heating radiator. Further oak base and wall units with quarry tiled worksurfaces. Coved mouldings to the ceiling. Original William Bagnall, Shalesmoor Foundry, Sheffield cast iron range oven with open grate. There is an inter-connecting door back into the hallway.

### INNER LOBBY

With a large walk in pantry area. Further door off to a

### UTILITY ROOM

4.117m x 2.212m (13'6" x 7'3")

Which houses the Worcester central heating boiler. Stainless steel sink and drainer with base unit beneath. Matching wall units. Plumbing for a washing machine. Quarry tiled flooring. Ceiling hung clothes dryer. From the hallway, a door leads into the



### SUPERB WELL PROPORTIONED LOUNGE

6.259m x 5.242m (20'6" x 17'2")

With a bespoke handmade fire surround with cast iron insert with inset living flame gas fire and marble hearth. Coved mouldings to the ceiling. Ceiling rose. Further attractive moulding to the ceiling. Georgian style window with attractive views and a double banked central heating radiator beneath. Two wall light points.

A panelled door opens into the

### SITTING ROOM

4.534m x 2.920m (14'10" x 9'7")

Having two Georgian windows, one being sash and the other front opening. Double banked central heating radiator. Period fire surround with ornate cast iron insert and living flame gas fire and stone hearth. Coved mouldings to the ceiling.

From the hallway,

A staircase with feature panelling rises to the

### IMPRESSIVE SPACIOUS LANDING

3.847m x 3.672m (12'8" x 12'0")

With a Georgian style window with deep windowsill.



### INNER CORRIDOR

With central heating radiator. Georgian style window.

An in keeping panelled door opens into the

### IMPRESSIVE GOOD SIZED MASTER BEDROOM

4.567m x 4.519m (15'0" x 14'10")

There is a sash window to one side. Further window to the front. Built in furniture to two sides including seating area, numerous wardrobes and drawers. Inset washbasin. Coved mouldings to the ceiling. Two wall light points.

### GOOD SIZED BEDROOM TWO

4.694m x 3.992m (15'5" x 13'1")

Having a Georgian style window to the front. Central heating radiator. There is a range of built in wardrobes to one side including two double with cupboard space above, dresser area and numerous drawers. Washbasin with tiled splashback. Lighting.



### BEDROOM THREE

3.443m x 2.534m (11'3" x 8'4")

Having a Velux rooflight. Beams to the ceiling. Central heating radiator.

### BEDROOM FOUR

4.295m x 3.427m (14'1" x 11'3")

Central heating radiator. Velux rooflight. Built in wardrobe and drawers with inset washbasin. Cupboard space. Feature revealed brickwork.

### LARGE BATHROOM

3.247m x 2.996m (10'8" x 9'10")

With a coloured suite in need of upgrading. Having a separate walk in shower cubicle with central fed shower. Bath, washbasin and WC. Built in cupboard. Full tiling throughout. Velux rooflight. Central heating radiator. Feature mirror.

### OUTSIDE

The property is approached via the original impressive stone pillars and bespoke hand made electric gates. The property is surrounded by tall natural stone walls giving an excellent degree of privacy. Set in walled gardens and mature grounds which have been sympathetically planted retaining many features of the old forge being retained. There are lime stone flags and stone flags and cobbles. Planted borders and lawned areas. Feature tunnels. Original millstones and many retaining features of the old forge itself. There is climbing wisteria. Attractive walls with climbing Hydrangea and numerous trees. There are two substantial outbuildings to one side.

### OUTBUILDING ONE

17.450m x 5.691m (57'3" x 18'8")

Having double doors opening into the building. Three single glazed windows. Revealed beams and trusses. Electric light and power. There is an inter-connecting door into

### OUTBUILDING TWO

19.034m x 5.449m (62'5" x 17'11")

There is a feature chimney breast with revealed brickwork. Stone lintel. Open fire (not tested). Numerous roof trusses. Electric light and power. Three access points, one being a stable door, one with double doors and a further key coded door. To one end of the buildings, there is a further access door to a store area.

### IMPRESSIVE LARGE GARAGE

7.509m x 5.510m (24'8" x 18'1")

With double doors, suitable for one or two vehicles or further extension to the main house having inter-connecting accommodation. Original pressed bricks and built of natural stone. Feature open chimney breast. Stone flagged flooring. Feature trusses and beams. Stone arch pillars surround.

### HISTORY

Dating back to 1628 when there were two mills and a farmhouse. In its heyday, the property had four working waterwheels making world class anvils which were exported internationally but specifically to the USA. The site is designated as a Scheduled Ancient Monument (SY1284) and the workshop range is also Grade II listed. The property has won a CPRE Merit award.

### DIRECTIONS

Park near the Fire Station. There is pedestrian access above the Fire Station, walk across the bridge along the bridle path. The back of the building is visible. Alternatively, drive along Stannington Road and there is a vehicle access which is in the ownership of Sheffield City Council. There is street lighting down to the property from Stannington Road. There is also pedestrian access above the Fire Station via a public footpath.

### SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

### FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

### FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

### VIEWING

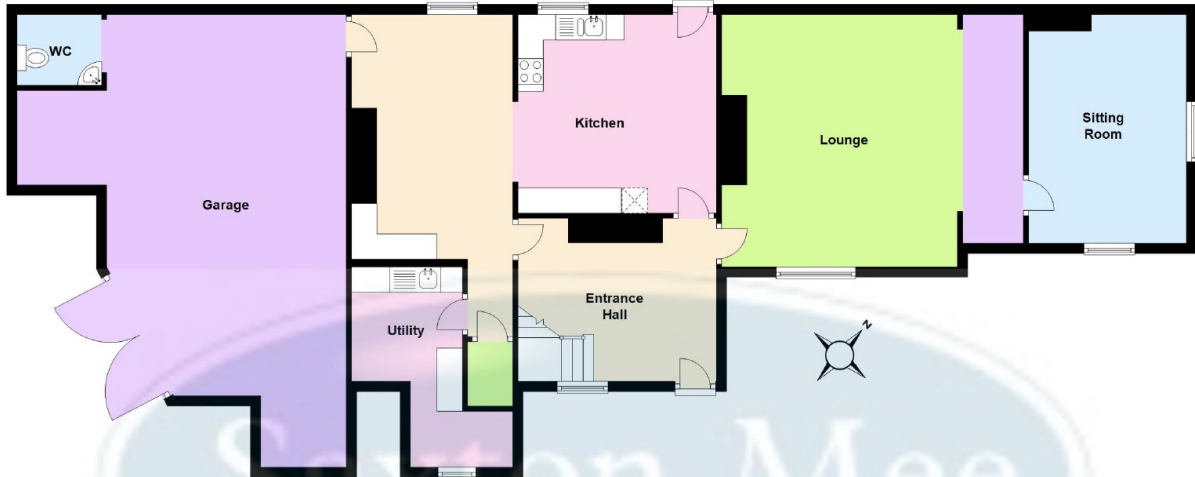
Strictly by appointment through our Crookes office.

### VALUER

Linda Crapper/Helen Mackenzie



Approx. 141.8 sq. metres (1526.7 sq. feet)



Approx. 97.8 sq. metres (1052.8 sq. feet)



Total area: approx. 239.6 sq. metres (2579.4 sq. feet)

Mouse hole, Sheffield

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			68	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		45	78
<p>Not energy efficient - higher running costs</p>		25		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>				<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

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